

**WHISPERING RIDGE HOMEOWNERS ASSOCIATION
BOARD OF DIRECTORS MEETING
REGULAR SESSION MEETING MINUTES
MARCH 11, 2020**

- CALL TO ORDER:** The March 11, 2020 Whispering Ridge Homeowners Association Regular Session Meeting was called to order by Board President, Jeremy Spitzberg, at 6:00 p.m. at the Whispering Ridge Clubhouse, San Diego CA 92131.
- PRESENT:** Jeremy Spitzberg, President
Corey Bernardo, Vice President
Danny Sparks, Chief Financial Officer/Secretary
Brian Kenis, Director
- ABSENT:** Chris Speziale, Director
- OTHERS PRESENT:** Michelle Monahan, Community Manager, Walters Management
Jenny Voss, Recording Secretary, Walters Management
James Kuhlken, Landscape Committee
Ric Nicasro, Architectural Committee
- HOMEOWNER FORUM:** Open Forum
Homeowners were afforded the opportunity to address the Board regarding Association related items. No homeowners present.
- COMMITTEE REPORTS:** Landscape Committee:
Committee member, James Kuhlken, presented the Board with a proposal from Treebeard Landscape to renovate the main entrance monument planter area by removing bedded annuals that are changed out four times a year, to be replaced with a more permanent year-round design with colorful succulents. Upon a motion duly made, seconded and carried unanimously, the Board approved the proposal from Treebeard landscape at a cost not to exceed \$2,500.00. (Benardo/Kenis)
- Architectural Committee:
Committee member, Ric Nicasro, informed the Board of an unapproved bee house located in a resident's backyard. Per the CC&R's, there is no keeping of any insect(s) allowed; therefore, the Board instructed the Committee to send a letter to the Owner to remove the bee house from the property.
- APPROVAL OF MINUTES:** Management provided the Board with the January 8, 2020 Regular Session minutes for review. Upon a motion duly made, seconded and carried unanimously, the Board motioned to approve the January 8, 2020 Regular Session Board of Directors Meeting minutes, but inquired to find out if the approved lighting bid from January could be changed to not include the interior clubhouse lighting. (Spitzberg/Kenis)
- FINANCIAL MATTERS:** Approval of Financial Statements
In accordance with California Civil Code Section §5500(a-e), the Board of Directors reviewed the December 2019 and January 2020 financial statements. Based on this review, the Association is in compliance with Civil Code requirements. Upon motion duly made, seconded, and carried unanimously, the Board accepted the December 2019 and January 2020 financial statements pending the annual review. (Sparks/Kenis)
- COLLECTIONS:** Board review only. No action needed.

ACTION ITEMS: **Investment Recommendations**

Upon a motion made, seconded and carried unanimously, the Board approved the investment recommendation from Karen Sennes with Merrill Lynch with revisions, as follows: (Sparks/Spitzberg)

- \$50,000 6-month CD – From Liquid Funds
- 100,000 12-month CD – After Maturity on March 5, 2020

Treebeard Swale Proposal

Upon a motion made, seconded and carried unanimously, the Board approved the proposal from Treebeard Landscape to install a dirt swale along the side of the front yard at 12532 Semillon Blvd at a cost not to exceed \$960.00. (Spitzberg/Sparks)

Draft Reserve Study

This item was tabled.

Draft Budget

This item was tabled.

There being no further business to come before the Board of Directors of the Whispering Ridge Homeowners Association, the Regular Session Meeting was adjourned at 7:10 p.m. The next Regular Session meeting is scheduled for April 8, 2020.

Respectfully Submitted,
Jenny Voss, Recording Secretary, Walters Management

APPROVAL:

Approved by Board, April 15, 2020